

CAMPUS

CAMP HALL – RIDGEVILLE, SC



NOW READY FOR OCCUPANCY



3 Buildings For Lease

Building A: 971,302 SF | Building B: 275,271 SF | Building C: 183,757 SF

DIRECT ACCESS TO I-26 VIA VOLVO INTERCHANGE

LEASING:

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Vice Chairman

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KEVIN COATS

Senior Managing Director

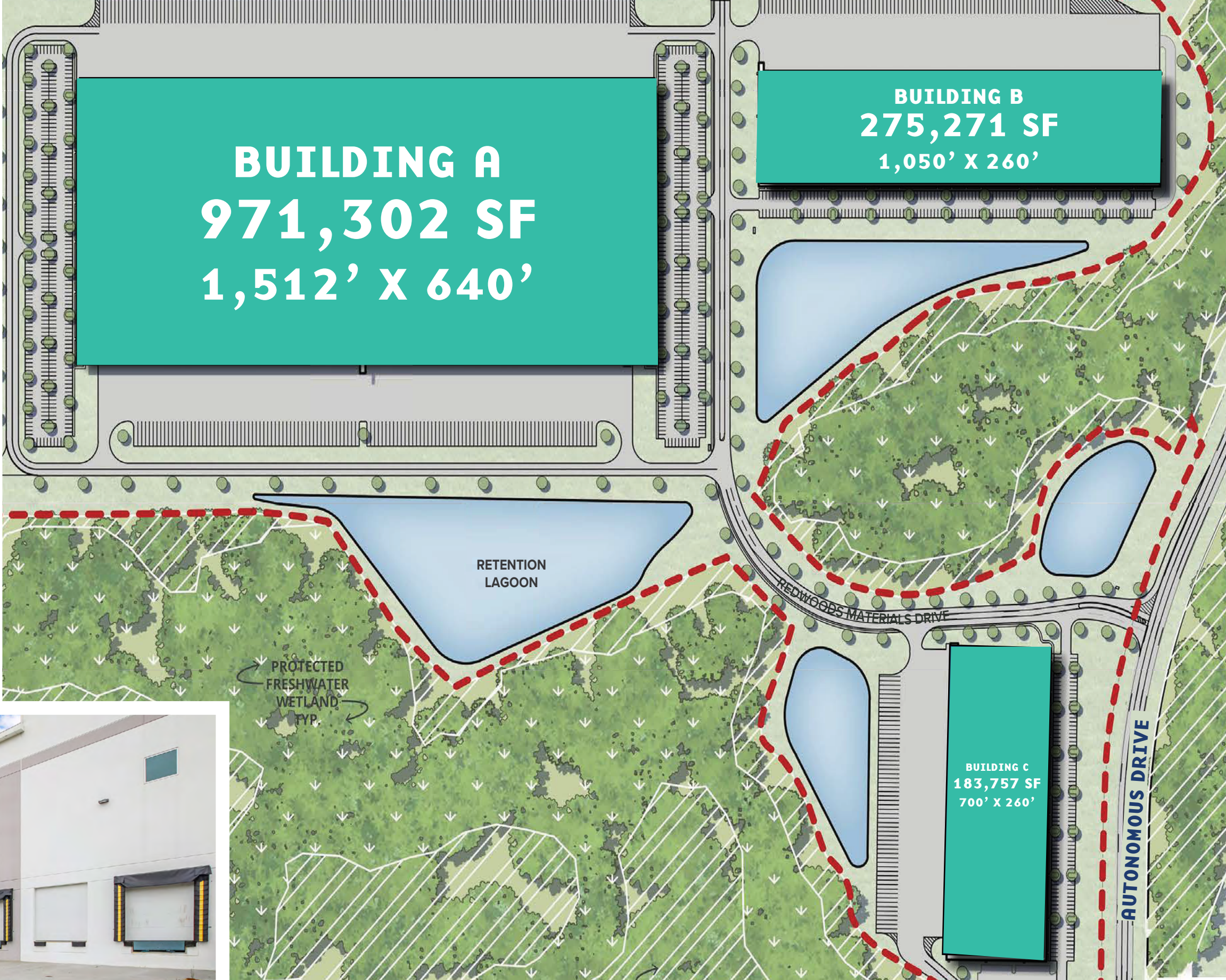
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CAMPUS 8 SITE PLAN

- BUILDING A - 1125 REDWOOD MATERIALS DRIVE
- BUILDING B - 1129 REDWOOD MATERIALS DRIVE
- BUILDING C - 912 AUTONOMOUS DRIVE



CAMP HALL MASTER PLAN



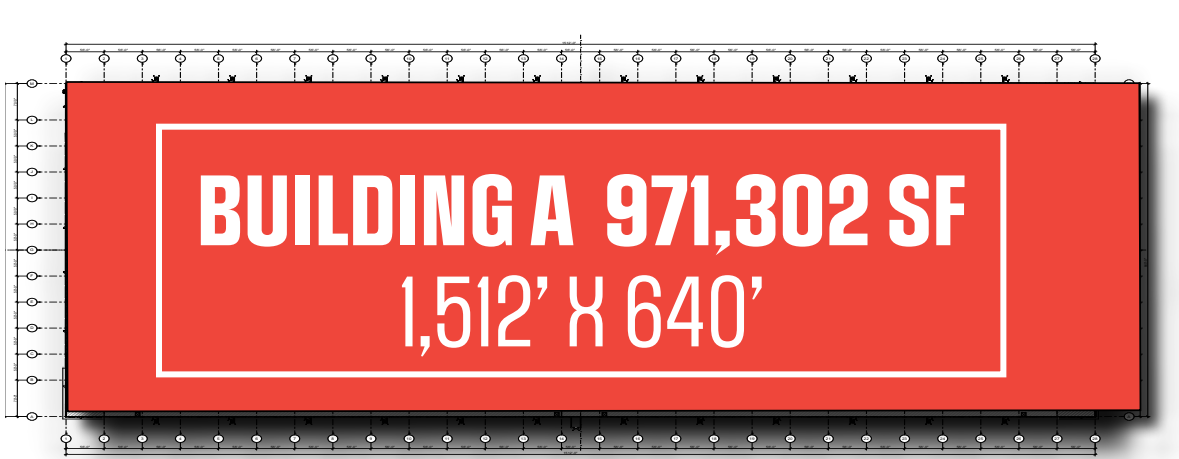
BUILDING A OVERVIEWS/SPEC



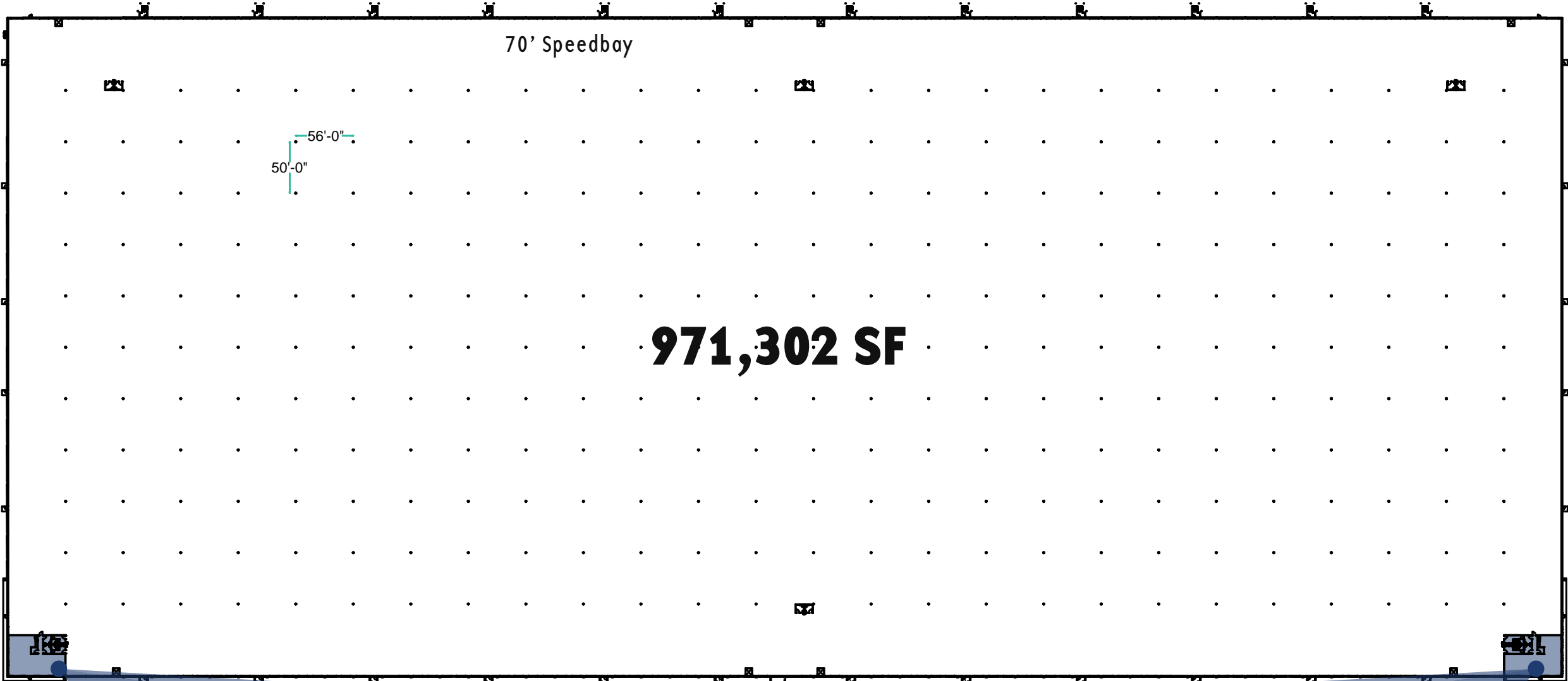
BUILDING A - DELIVERED 2024

SQUARE FOOTAGE	971,302 SF
DIMENSIONS	1512' X 640'
DOCK CONFIGURATION	CROSS DOCK
CLEAR HEIGHT	40'
COLUMN SPACING	56' X 50' WITH 70' SPEED BAYS
DOCK DOORS	(172) 9' X 10'
DRIVE IN DOORS	(4) 12' X 14'
TRUCK COURT	185'

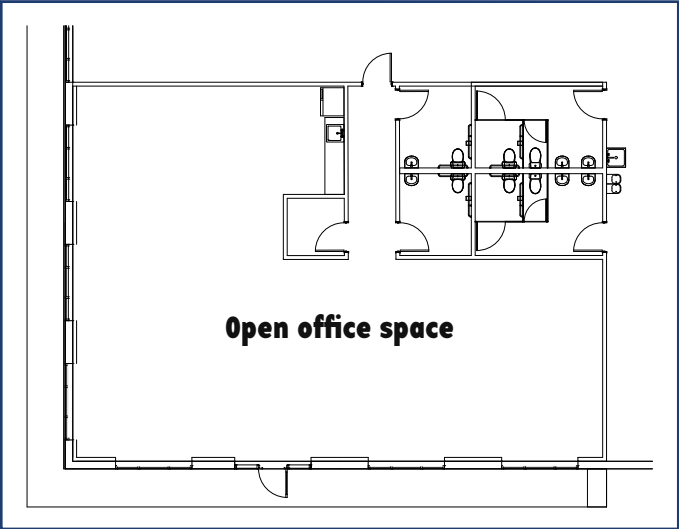
AUTO PARKING	697
TRAILER PARKING	258
SPRINKLER	ESFR
SLAB THICKNESS	7" 4000 psi
ELECTRICAL	TRANSFORMER #1 - FEEDS 2000 A SERVICE POWER
	TRANSFORMER #2 - FEEDS 2000 A SERVICE POWER
ROOF TYPE	45mil TPO



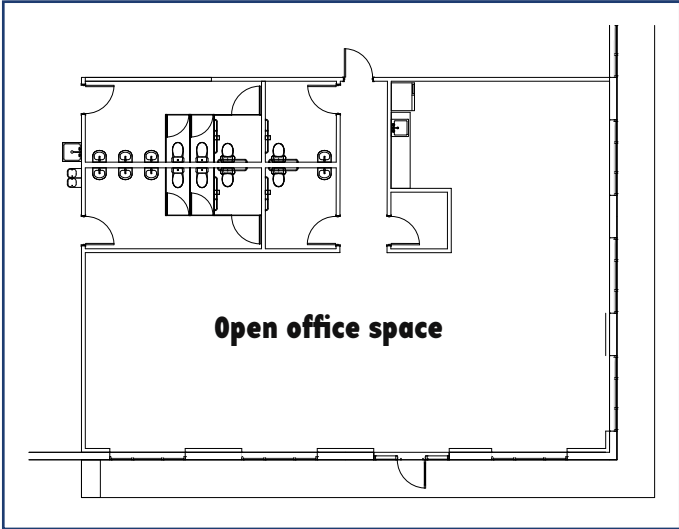
BUILDING A | 4,604 SF SPEC OFFICE



Left side office
2,302 SF



Right side office
2,302 SF



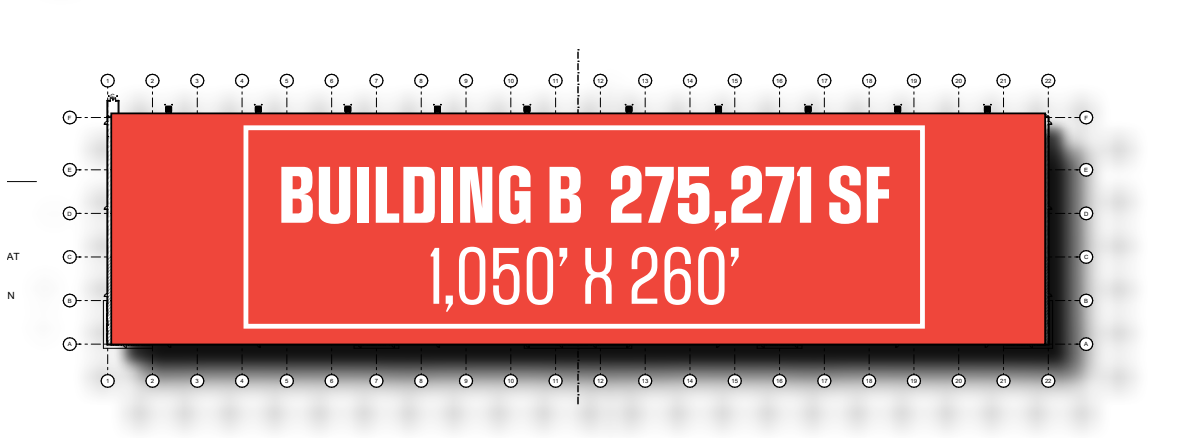
BUILDING B OVERVIEWS/SPEC



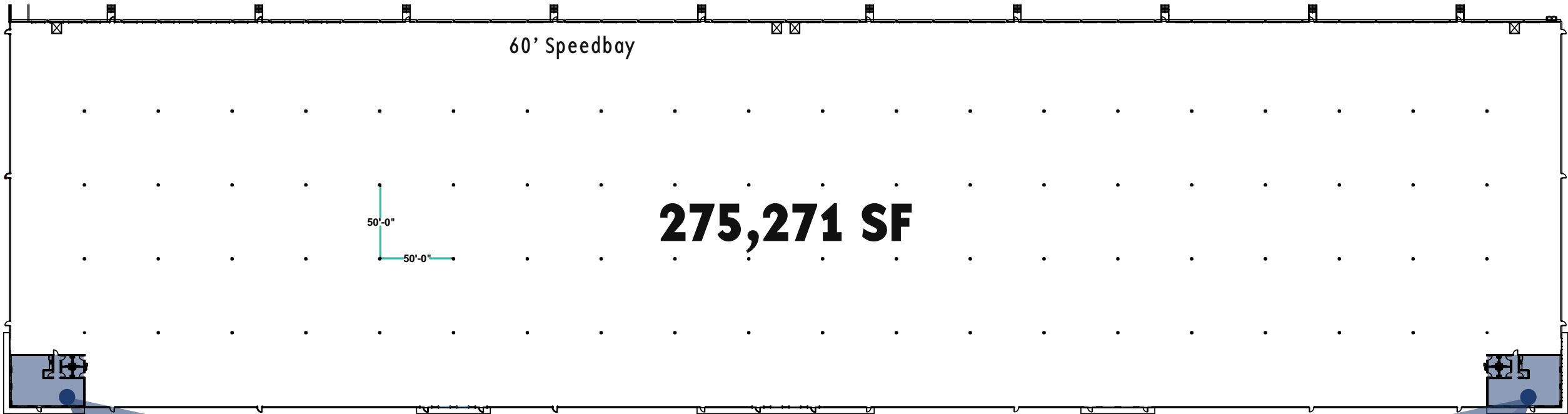
BUILDING B - DELIVERED 2024

SQUARE FOOTAGE	275,271 SF
DIMENSIONS	1050' X 260'
DOCK CONFIGURATION	1050' X 260'
CLEAR HEIGHT	36'
COLUMN SPACING	50' X 50' WITH 60' SPEED BAYS
DOCK DOORS	(70) 9' X 10'
DRIVE IN DOORS	2
TRUCK COURT	185'

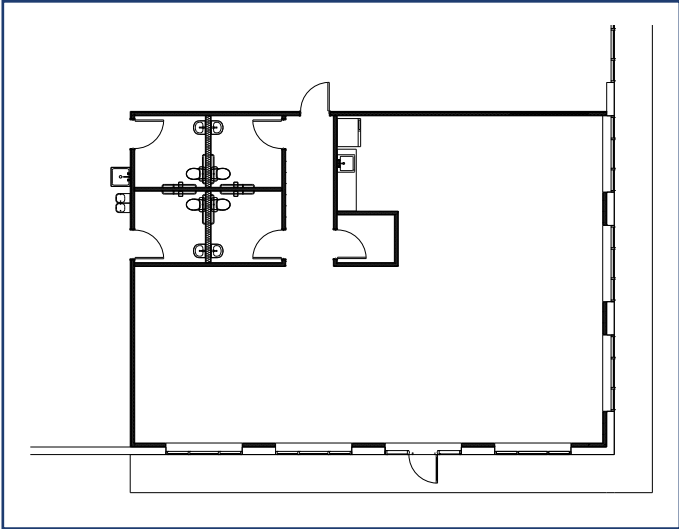
AUTO PARKING	194
TRAILER PARKING	81
SPRINKLER	ESFR
SLAB THICKNESS	7" 4000 PSI
ELECTRICAL	TRANSFORMER #1 - FEEDS 800 A SERVICE POWER
	TRANSFORMER #2 - FEEDS 800 A SERVICE POWER
ROOF TYPE	45MIL TPO



BUILDING B | 3,658 SF SPEC OFFICE



Left side office
1,829 SF



Right side office
1,829 SF

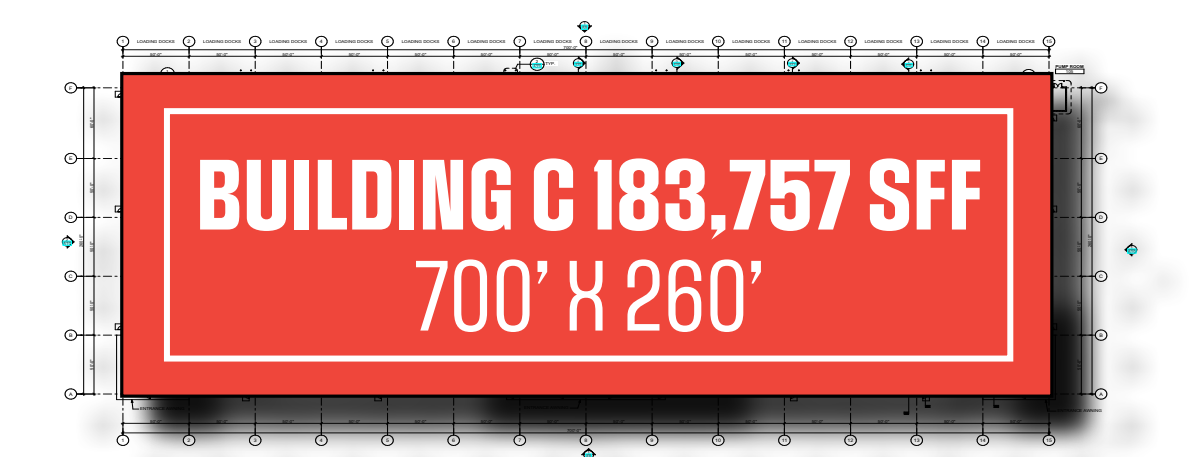
BUILDING C OVERVIEWS/SPEC



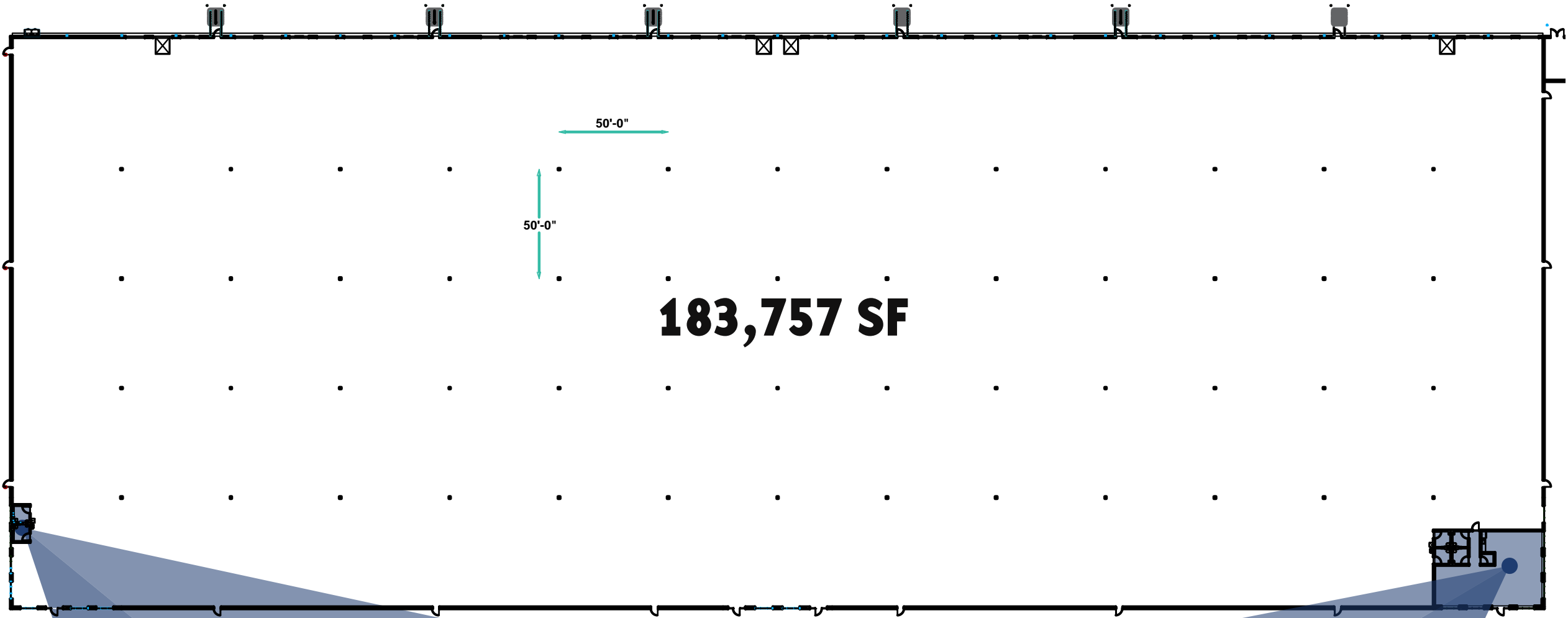
BUILDING C - DELIVERED 2024

SQUARE FOOTAGE	183,757 SF
DIMENSIONS	700' X 260'
DOCK CONFIGURATION	REAR LOAD
CLEAR HEIGHT	32'
COLUMN SPACING	50' X 50' WITH 60' SPEED BAYS
DOCK DOORS	(40) 9' X 10'
DRIVE IN DOORS	2
TRUCK COURT	185'

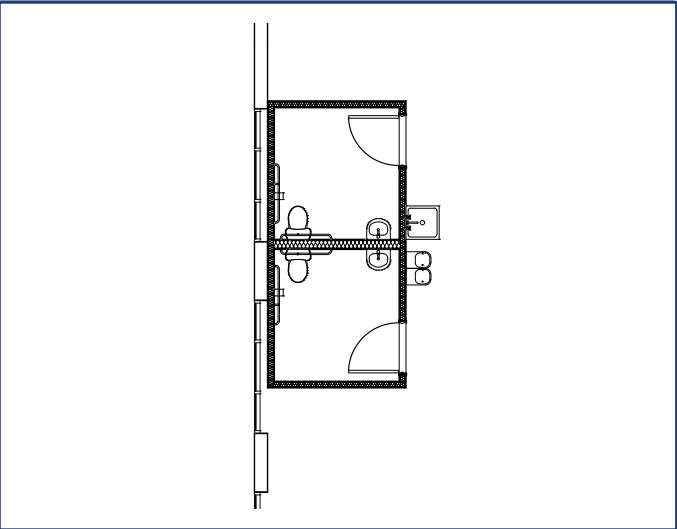
AUTO PARKING	133
TRAILER PARKING	58
SPRINKLER	ESFR
SLAB THICKNESS	7" 4000 PSI
ELECTRICAL	TRANSFORMER #1 - FEEDS 800 A SERVICE POWER
	TRANSFORMER #2 - FEEDS 800 A SERVICE POWER
ROOF TYPE	45MIL TPO



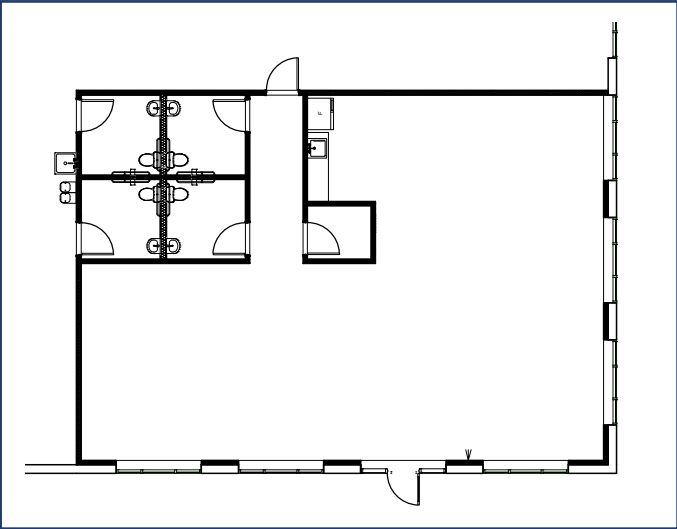
BUILDING C | 1,829 SF SPEC OFFICE



2 remote unisex
restrooms



Right side office
1,829 SF



CAMPUS

CAMP HALL – RIDGEVILLE, SC



Walmart Distribution Center

Cane Bay Plantation

Nexton Parkway

Carnes Crossroad

Summerville

Ladson

Daimler Plant

Charleston International Airport

North Charleston

Hugh K. Leatherman Sr. Terminal

West Ashley

Columbus Street Terminal

Goose Creek

North Charleston Port

Hanahan

Navy Base Intermodal Facility

Daniel Island

Wando Welch Terminal

Mount Pleasant

Charleston

James Island

Summerville

Economic Drivers

Distance to Campus 8 (miles)

Volvo Interchange (Opened August 2019)	2
Walmart Distribution Center	7
Cane Bay Development	13
Carnes Crossroads Development	15
Nexton Parkway	15
Daimler Facility	18
Boeing 787 Facility	25
Charleston International Airport	32
North Charleston Terminal	35
Hugh Leatherman Terminal (Under Construction)	37
Columbus Street Terminal	38
Navy Base Intermodal (Under Construction)	39
Union Pier Terminal	40
Wando Welch Terminal	42

CAMPUS

CAMP HALL – RIDGEVILLE, SC





A STRATEGIC LOCATION

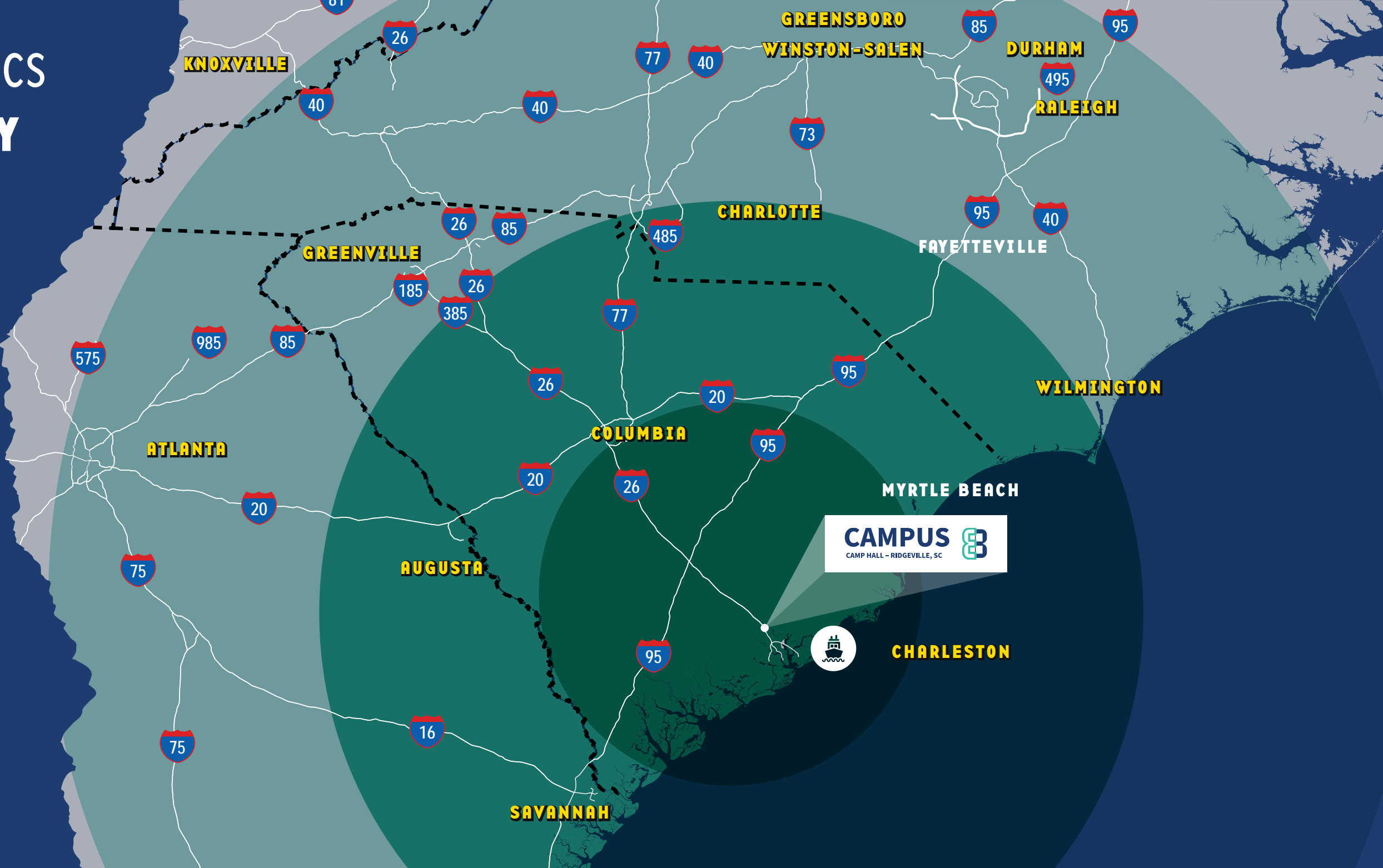
Charleston	± 35 miles
Columbia	± 85 miles
Greenville	± 183 miles
Charlotte	± 178 miles
Atlanta	± 269 miles

Charleston International Airport	± 27 miles
Port of Charleston	± 35 miles
Columbia	± 85 miles
Savannah Port	± 120 miles
Savannah International Airport	± 121 miles
Charlotte Douglas International Airport	± 181 miles
Greenville-Spartanburg International Airport	± 183 miles
Inland Port Greer	± 185 miles
Atlanta International Airport	± 276 miles

LABOR DEMOGRAPHICS & BERKELEY COUNTY

A well-educated region

Berkeley County's labor force has expanded by 15% over the last 5 years, outpacing the state average of 8%. Home to over 200 manufacturing companies employing approximately 12,000 workers.



500K

within a 30 minute
commute after force.

#20

Metro for percentage of workforce
aged 25-34 who are college graduates

84%

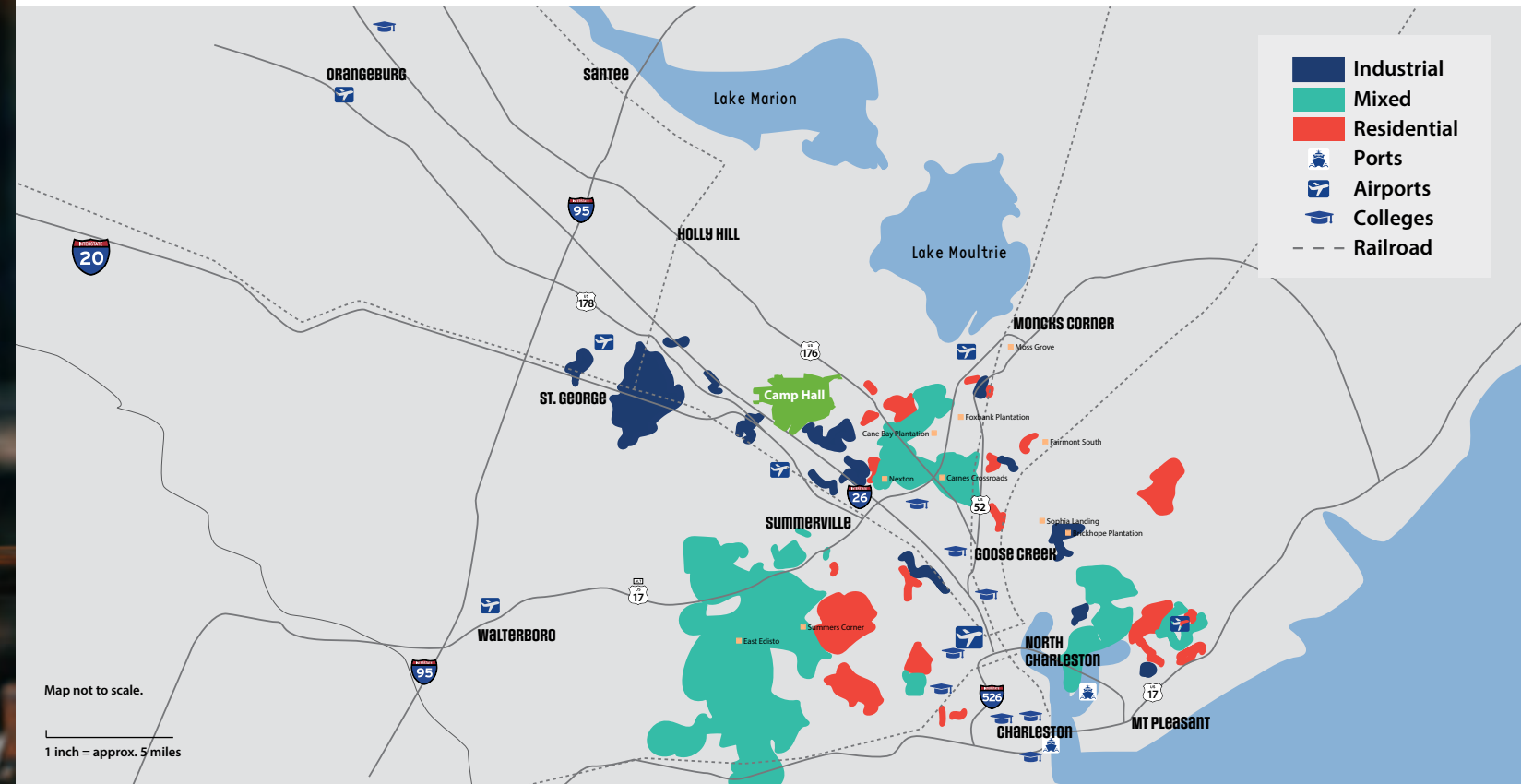
Prime age (25-54) labor
force participation rate

#2

Mid-size metro workforce
for aged 25-34



Charleston MSA overall **DEVELOPMENT GROWTH BY SECTOR**

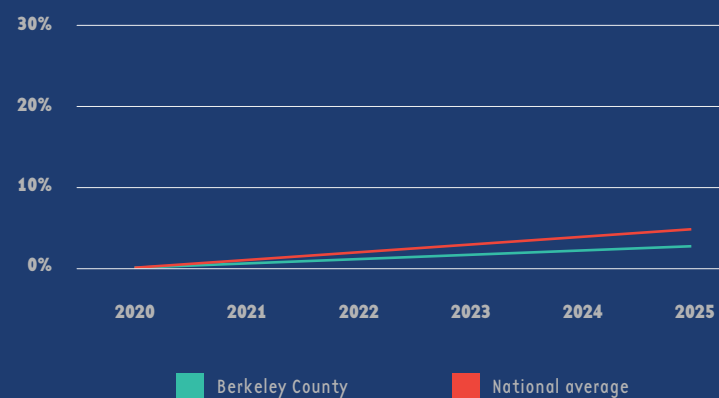


EMPLOYEE TURNOVER

IN MANUFACTURING

As part of the Charleston metropolitan area, Berkeley County offers easy access to the epicenter of the Carolina coast and an array of desirable planned communities. A few of these vibrant neighborhoods including Nexton, Cane Bay Plantation, and Carnes Crossroads serve as powerful assets for major employers in the region, significantly enhancing their ability to attract and retain top talent.

Berkeley County's unemployment rate in May 2025 was 3.30%, which is lower than the long-term average of 5.00%.



Strategic Location with Comprehensive **INCENTIVE PROGRAMS**

Berkeley County offers businesses an attractive package of financial incentives across three major categories:

SALES & USE TAX

Sales & Use Tax
Out-of-State Sales
Out-of-State Purchases

CORPORATE INCOME TAX

Jobs Tax Credit
Corporate Headquarters Tax
Enhanced Corporate Headquarters Credit
Investment Tax Credit

LOCAL PROPERTY TAXES

Local Property Taxes & Incentives
State Discretionary Incentives
Foreign Trade Zones
Opportunity Zones



PORT OF CHARLESTON

The port has experienced remarkable growth in total loaded TEUs over the past decade, most recently reporting record cargo volumes in fiscal year 2024 (3.1 million TEUs), driven by key factors, including Southeastern population growth, continued shift from West Coast to East Coast ports, and diversification of manufacturing throughout Asia.

Exceeding \$3.2 billion in total investments, the Port's transformative expansion program continues to advance. This includes the fully operational Hugh K. Leatherman Terminal (opened 2021), enhanced interstate connectivity, and the expanded dual-access intermodal facility that has doubled rail capacity since its 2025 completion.

The \$580 million Charleston Harbor Deepening Project, completed in December 2022, established Charleston as the deepest seaport on the East Coast at 52 feet, allowing mega container vessels to access terminals without tidal restrictions. The Port has further invested \$650 million to modernize Wando Welch Terminal (now renamed Wando Welch Ravenel Terminal), featuring five 155' ship-to-shore cranes and 32 rubber-tired gantry cranes, enabling simultaneous handling of four New-Panamax vessels.

Charleston has strengthened its global connectivity by securing two additional direct Asia services in 2025, while maintaining its position as the only Southeast Port of call for ships on the North Atlantic Express (AX1), significantly enhancing its European trade connections.

2.85M

TEUs handles
in 2022

52 FT

Deepest seaport harbor on
the East Coast capital

\$2 B

invested in port infrastructure
in recent years, including the
Hugh K. Leatherman Terminal,
the only new container terminal
to open in the U.S. since 2009

ECONOMIC MULTIPLIER EFFECT

In South Carolina, the Port now demonstrates an enhanced employment multiplier of 2.7: for every 10 SCSPA jobs created, an additional 17 jobs are generated statewide as of 2025. This accelerated job creation has propelled container shipping volume to unprecedented levels. With the completed modernization of Wando Welch Ravenel Terminal and full operationalization of Leatherman Terminal, annual TEU throughput capacity has reached 5.2M, representing a 95% increase since 2021.

The surge in volume continues to drive substantial employment growth. Over the last five years, port-related employment has grown by 3.5%, further solidifying South Carolina's position as a global manufacturing powerhouse across diverse sectors. The state now produces nearly 40% of all tires manufactured in the U.S., with Michelin's expanding Upstate operations complemented by major investments from Continental and Bridgestone. The automotive and aerospace clusters have similarly flourished, with BMW's Spartanburg facility setting new export records through the Port in 2024. Companies throughout the Southeast increasingly leverage Charleston's enhanced port capabilities to optimize their supply chains.

The economic multiplier effect of the Port continues to strengthen through direct, indirect, and induced impacts. Direct effects now include over \$450 million in annual spending on operational activities, advanced equipment, and technological infrastructure, creating high-value jobs for Port employees and service providers. Indirect effects have expanded as Port-related industries increase purchases, generating growing demand across more than 25 supporting sectors. Induced effects have intensified as the average wage for Port-related jobs has risen to 32% above the state average, resulting in substantially higher consumer spending that circulates throughout South Carolina's increasingly robust economy.

SOUTH CAROLINA ECONOMIC IMPACT

Sourced from the South Carolina Ports Authority

8th

largest container port in the
United States

2.5M

20' equivalent container units
(TEUs) handled by SC Ports in
CY 2021

1 in 9

SC jobs created by
port operations

\$87 B

annual economic impact
generated in SC by port operations





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